

STATE MS.-DE SOTO CO.
FILED

AUG 25 10 26 AM '04

BK 480 PG 484
W.E. DAVIS CH. CLK.

Indexing Instructions: _____

Return To: 973990
National Closing Solutions
12808 W. Airport Blvd Suite300
Sugarland, TX 77478

This instrument was prepared by:
William Keith Nichols
5832 Poplar Corner Road
Walls, Mississippi 38680
662-781-2926

QUITCLAIM DEED
TITLE OF DOCUMENT

Grantor's Name(s), Address & Phone:
William Keith Nichols, a married man, and joined
by his spouse Jackie Nichols

5832 Poplar Corner Road
Walls, Mississippi 38680
(H) (662) 781-2926
(B) (901) 345-1737

Grantee's Name(s), Address & Phone:
William Keith Nichols and Jackie Nichols,
husband and wife, as joint tenants with right
of survivorship and not as tenants in common
5832 Poplar Corner Road
Walls, Mississippi 38680
(H) (662) 781-2926
(B) () N/A

IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable consideration, the undersigned Grantor(s) do hereby sell, convey and quitclaim unto William Keith Nichols and Jackie Nichols, husband and wife, as joint tenants with right of survivorship and not as tenants in common, as Grantee, the following described land situated in Desoto, Mississippi:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 5832 Poplar Corner Road, Walls, Mississippi 38680

Prior Recorded Doc. Ref.: Deed: Recorded: _____; BK _____, PG _____,
Doc. No. _____

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now
of record, if any.

When the context requires, singular nouns and pronouns, include the plural.

Witness our signatures, this 12 day of August, 2004

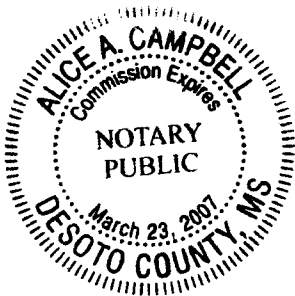
William Keith Nichols
William Keith Nichols

Jackie Nichols
Jackie Nichols

STATE OF Mississippi
COUNTY OF Desoto) ss

Personally appeared before me, the undersigned authority in and for the said county and state, on this 12th day of August, 2004, within my jurisdiction, the within named, **William Keith Nichols and Jackie Nichols** who acknowledged that he/she/they signed and delivered the above and foregoing instrument on the day and year therein mentioned.

NOTARY STAMP/SEAL



Alice A. Campbell
NOTARY PUBLIC
MY Commission Expires: 03-23-2007

Return To: 873998
National Closing Solutions
12808 W. Airport Blvd.
Ste 300
Sugar Land, TX 77478

EXHIBIT 'A'
LEGAL DESCRIPTION

6.04 ACRES (263,059.99 S.F.) BEING PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 9 WEST, DESOTO COUNTY, MISSISSIPPI AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 9 WEST. SAID POINT BEING MARKER BY A PK NAIL AT THE INTERSECTION OF NAIL AND POPLAR CORNER ROADS. THENCE S 01 DEG. 53 MIN. 09 SEC. E 654.56 FT. ALONG THE WEST LINE OF SAID SECTION 1 AND POPLAR CORNER ROAD TO A POINT IN SAID ROAD (3/8" REBAR SET 53 FT. EAST ON LINE). SAID POINT BEING THE POINT OF BEGINNING AND AT THE NORTHWEST CORNER OF SAID 6.04 ACRE LOT. THENCE N 78 DEG. 18 MIN. 18 SEC. E 396.54 FT. ALONG A FENCE LINE TO A POINT AT A CROSS TIE FENCE CORNER POST. THENCE N 78 DEG. 42 MIN. 42 SEC. E 158.3 FT. TO A POINT CROSS TIE FENCE POST ON THE SOUTH BANK OF A CREEK. THENCE S 01 DEG. 34 MIN. 55 SEC. E 514.33 FT. ALONG A FENCE LINE TO A 3/8" REBAR ON THE WEST SIDE OF SAID FENCE. THENCE S 87 DEG. 18 MIN. 50 SEC. W 553.66 FT. TO A POINT IN POPLAR CORNER ROAD (3/8" REBAR SET 53 FT. EAST ON LINE). THENCE NORTH ALONG POPLAR CORNER ROAD THE FOLLOWING CALLS: N 01 DEG. 30 MIN. 39 SEC. W 108.3 FT. N 04 DEG. 06 MIN. 19 SEC. W 316.94 FT. TO THE POINT OF BEGINNING. PART OF THIS PROPERTY ACCORDING TO FIA MAP NO. 28033C0020D IS IN A ZONE X FLOOD HAZARD ZONE. ALSO THERE IS A GAS LINE EASEMENT ACROSS SAID PROPERTY AS SHOWN ON SURVEY OF JERRY T. STAFFORD, LAND SURVEYOR DATED MAY 25, 1995.

SAVE AND EXCEPT: THE LAND DEEDED TO DESOTO COUNTY BY ROAD RIGHT OF WAY DEED DATED MARCH 14, 1996 AND RECORDED MARCH 15, 1996 IN BOOK 297, PAGE 383.

A.P.N. 2091-0100.0-00014.00